

It is recommended that you confirm the position of each case with Kirkby & Diamond's Planning Dept.

| TCPA Use Classes Order 2005<br>(Effective 21 April 2005) | Use / Description of Development   | Permitted Change to Another Use Class             |
|--|--|---|
| <b>A1</b> Shops  | Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes.   | No permitted change                               |
| <b>A2</b> Financial and Professional Services            | Financial Services – Banks, Building Societies and Bureau de Change. Professional Services (other than Health and Medical Services) – Estate Agents and Employment Agencies. Other Services – Betting Shops. Principally where services are provided to visiting members of the public.  | A1 (where there is a ground floor display window) |
| <b>A3</b> Restaurants and Cafes                          | Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes (now A1)   | A1 or A2  |
| <b>A4</b> Drinking Establishments                        | Use as a Public House, Wine Bar or other Drinking Establishment  | A1, A2 or A3                                      |
| <b>A5</b> Hot Food Takeaway                              | Use for the sale of hot food for consumption off the premises  | A1, A2 or A3                                      |
| <b>B1</b> Business                                       | (a) Offices other than in a use within Class A2 (Financial and Professional Services)<br>(b) Research and Development – Laboratories, Studios<br>(c) Light Industry  | B8 (where no more than 235m <sup>2</sup> )        |
| <b>B2</b> General Industry                               | General Industry (Other than Classified as in B1)<br>The former 'Special Industrial' Use Classes, B3 – B7, are all now encompassed in the B2 Use Class   | B1 or B8 (B8 limited to 235m <sup>2</sup> )       |
| <b>B8</b> Storage or Distribution                        | Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories  | B1 (where no more than 235m <sup>2</sup> )        |
| <b>C1</b> Hotels   | Hotels, Boarding Houses and Guest Houses.<br>Development falls within this class if 'no significant element of care is provided'   | No permitted change                               |
| <b>C2</b> Residential Institutions                       | Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.   | No permitted change                               |
| <b>C3</b> Dwelling Houses                                | Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes - students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.  | No permitted change                               |
| <b>D1</b> Non-Residential Institutions                   | Medical and Health Services – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls. | No permitted change                               |
| <b>D2</b> Assembly and Leisure                           | Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating Rinks, Gymnasiums, Bingo Halls and Casinos. Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicle or firearms.   | No permitted change                               |
| Not in any use class (Sui Generis)                       | For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.   | No permitted change                               |

**Footnote:** - Whilst the most commonly found uses are contained within the 1987 Use Classes Order, there are many uses that are not specifically categorised by the four main use classes. These uses are classified as sui generis. We have tried to illustrate some of the sui generis uses in the above table, but they are not intended to be exhaustive. Sui generis uses are their own specific use and planning is normally required for any change of use.

This is a general guide only and is not intended to be comprehensive or a substitute for taking detailed professional advice. No liability is accepted for the information it contains or for any errors or omissions.

**Contact:** - Kirkby & Diamond Chartered Surveyors Milton Keynes 01908 678800 or Luton 01582 738866 [www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk) info@kirkbydiamond.co.uk